



## United States Department of the Interior

NATIONAL PARK SERVICE  
Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

### Review and Comments on Building/Zoning Permit Application

**Applicant(s):**

Owner: Gene Meyer

Owner: Carol Meyer

**Tax Map #:**

496-2.8.34

**Application No.:**

Receipt #41211

**Zoning Authority:**

Islip

**Community:**

Fire Island Summer Club

**Object (Yes/No):**

Yes

*If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.*

**Reason for Objection:** 36 CFR Part 28.12(d)

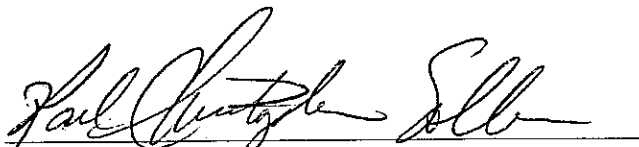
**Objection Type:**

Exceeds 35% maximum lot occupancy

**Comments:**

The Seashore strongly objects to this application, and recommends denial of the variances requested. In 2003, an application was submitted to the Town of Islip for setback variances (copy enclosed). At that time, the lot occupancy was approximately 22%, to which the Seashore did not comment, nor had any objections. However, per this application, additional setback variance requests are being made, but the lot occupancy has risen to 55.9% of the lot, virtually doubling the size of development that was shown on that previous survey. It appears that much of the resulting construction may have occurred without a town permit, including a significant increase to the size of the house. Note that the maximum percentage allowed under the federal standards is 35%. The percentage of lot occupancy calculations is no longer required under town code, a change made in 1997 that is inconsistent with the Federal Zoning Standards for Fire Island National Seashore? Given that there is no mention of the existing FAR percentage, we question what the town is actually evaluating to determine lot density, when no ground elevation is indicated on the survey, which is needed to calculate FAR.

*Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.*



Superintendent

3/5/2014

Date

Cc: Applicant

# TOWN OF ISLIP

ONE MANITTON COURT ISLIP, NEW YORK 11751 (631) 224-5489

## ZONING BOARD OF APPEALS

FIRE ISLAND NAT'L S.S.

2002 MAR -4 P 3:53



RICHARD I. SCHEYER, *Chairman*  
ALBERT R. MORRISON, *Vice-Chairman*  
KURT PAHLITZSCH  
BARBARA O'CONNOR  
JAMES H. BOWERS  
KATHRYN CASTAGNA, *Secretary*

February 27, 2003

Fire Island National Seashore  
120 Laurel Street  
Patchogue, NY 11772

Re: GENE and CAROL MEYER  
0500-496.00-02.00-008.034

Receipt #30648

Dear Sir/Madam:

Enclosed is a copy of the Board of Appeal's application and survey on the above referenced premise for your review.

Very truly yours,

KATHRYN CASTAGNA  
Secretary

KC:sw  
Enclosures

APPLICATION TO APPEAR BEFORE THE  
BOARD OF APPEALS  
TOWN OF ISLIP

Office Use Only

A PERMIT MUST BE OBTAINED BEFORE  
BEGINNING WORK

ANSWER ALL THE FOLLOWING:

- [ ] Appeal from the Building Inspector's Decision  
or from other Town Agency
- [ ] Variance or Special Exception

B/A # \_\_\_\_\_  
T.M.# 446-02-008.34  
Filed 2/25/03 Receipt # 30648  
Public Hearing Date \_\_\_\_\_  
S.C. Notified 2/27 F.I. Nat Sea 2/27  
Zoning District Res "BAA"  
Granted \_\_\_\_\_  
Expires \_\_\_\_\_  
Denied \_\_\_\_\_  
Dec. filed with Town Clerk \_\_\_\_\_  
Secretary \_\_\_\_\_

The owner of this property is:

Gene and Carol Meyer Address: 372 Central Park West (19A) NY, NY 10025

Applicant(s):  
Gene and Carol Meyer Address: 372 Central Park West (19A) NY, NY 10025

QUESTION INVOLVED: Side and Front setbacks on existing  
Structure are in violation of ~~existing~~ Front porch  
(proposed) in Front and Side violation

Name of Hamlet Summer Club Condo F.I. Name of Street Sloop Walk / EAST WALK

Side of Street [ ] north [ ] east [ ] south [X] west Nearest Cross Street Central Roadway  
Property is [ ] north [ ] east [X] south [ ] west from Cross Street  
If on Corner, [ ] northeast [ ] northwest [ ] southeast [ ] southwest

Has a Variance or Special Exception ever applied for on this property? NO If yes: ZBA# \_\_\_\_\_

Is the subject property within 500 feet of any Federal, State, County, Town or Village installation, property, road, recreation area, stream, drainage channel, the Atlantic Ocean, or any bay in Suffolk County or estuary of any of the foregoing bodies of water within one mile of a nuclear power plant or airport? Yes [X] No [ ]

Name and address of owner directly

North James Mallet 59 Sloop Walk  
7 Briarwood Ln.  
West Mortimer Helen Graber 59 Sloop Walk  
U.S. 07908-3362  
South Stanley ISRAEL 59 Sloop Walk  
LORETTA J. HARGROVE  
Notary Public, State of New York  
No. 0146045457  
Qualified in Kings County  
Commission Expires June 19, 2007  
East West Zane Liff 55 East 86th St N.Y. N.Y. 10028  
315 W 70th St  
NY NY 10023

BOARD OF APPEALS REQUIRES THREE (3) BUSINESS DAYS NOTIFICATION FOR AN ADJOURNMENT

PLEASE NOTE: THE APPLICANT IS TO SUBMIT WHAT THEY CONSIDER THE BEST APPLICATION THAT THEY CAN. THAT APPLICATION WILL NOT BE AMENDED AT THE HEARING. IF ONE WISHES TO MODIFY OR CHANGE THE APPLICATION, THE APPLICATION WILL BE WITHDRAWN AND READVERTISED AS A NEW APPLICATION AND WILL NOT BE MODIFIED AT THE HEARING.

Sworn to before me this 19th Signed [Signature] Date 2/19/03

day of February 2003

Signed [Signature] Date 2/19/03

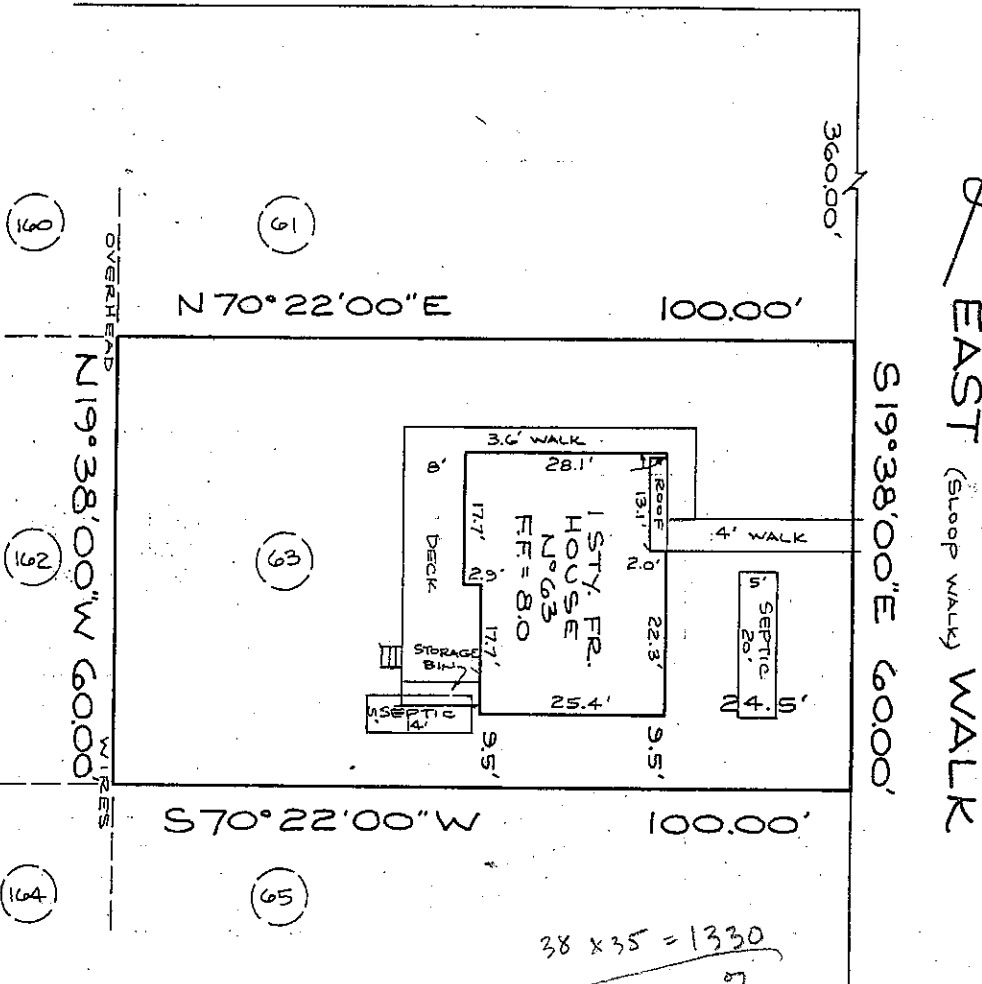
Notary

(Signature)

LORETTA J. HARGROVE  
Notary Public, State of New York  
No. 0146045457  
Qualified in Kings County  
Commission Expires June 19, 2007

Telephone Home # 212-316-3380 Business # 917-334-7901

CENTRAL 25' WIDE ROADWAY  
(FIRE ISLAND BEACH CLUB RIGHT OF WAY)



$$38 \times 35 = 1330$$

$$22.2\%$$

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 1209 OF THE NEW YORK STATE EDUCATION LAW.

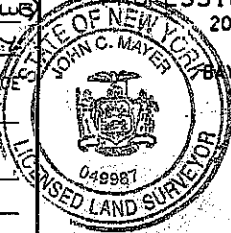
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S RED-INKED SEAL AND EMBOSSED SEAL, SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

EXISTING EASEMENTS OR R.O.W.'s OF RECORD, IF ANY, ARE NOT SHOWN

LOTS: 63  
BLOCK:  
MAP OF: SUMMER CLUB (FIRE ISLAND BEACH CLUB)  
LOCATION: SUMMER CLUB, SUFFOLK COUNTY, N.Y.  
FILED IN: SUFFOLK COUNTY CLERKS OFFICE  
FILE NUMBER: 261 FILED: MAY 31, 1999  
CERTIFIED TO  
GENE MEYER

JOHN C. MAYER, L.S.  
PROFESSIONAL LAND SURVEYOR



204 BRENTWOOD ROAD  
P. O. BOX 5070  
BAY SHORE, NY 11706  
(631) 665-0780

SCALE: 1" = 20'

DATE 10/28/02

JOHN C. MAYER  
N.Y.S.L.S. License No. 049987

11/2/02  
DATE

DWG. NO. 44647 TITLE NO.